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Utilizing data-driven technology tools for community-led solutions to vacant properties and urban blight

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Utilizing data-driven technology tools for community-led solutions to vacant properties and urban blight

Abstract

As a city that has lost more than 1/3 of its population over the past 6 decades, some Baltimore neighborhoods suffer from a disproportionate number of vacant and abandoned properties, mired in issues of unclear ownership and “under-water” lien burdens. Cloudy legal and financial restrictions cause properties to cycle through a speculative system that strips them of all equity, and causes them to move out of reach for redevelopment. Evidence suggests that existing processes for addressing these issues, such as tax lien sales and foreclosures, can actually play a role in increasing vacancy rates and amplify neighborhood disinvestment (Dewar, Seymour, and Druță, 2015). Policies aimed at real property tax reform and foreclosure prevention can improve conditions, yet communities, non-profits, and city agencies in Baltimore lacked a unified data system to guide their reform and outreach efforts. One challenge is that property data are housed at various agencies, each using its own system of data storage and dissemination, making it difficult to use different datasets for a single property. The Baltimore City Open Land Data (BOLD) web application arose out of the need to streamline the data gathering process by integrating various datasets for easier use by stakeholders working to stabilize their communities, preserve homeownership, and break the cycle of vacant properties. This presentation will give an overview how BOLD was designed, a short demonstration of the application, and show how it can be used to further research the impact of tax sales and foreclosures in Baltimore City.

Comments

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Utilizing Data-driven Technology Tools For Community-led Solutions to Vacant Properties and Urban Blight

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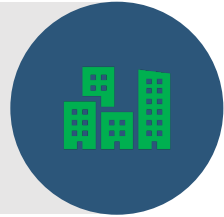
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PROJECT BACKGROUND: THE PROBLEM

VACANT AND ABANDONED
PROPERTIES



TAX LIEN SALES & TAX FORECLOSURE

NUISANCE PROPERTIES, CODE
VIOLATIONS, ABANDONMENT,
VACANCY



PROJECT BACKGROUND: TAX CERTIFICATE SALE

- 11,411 properties included in 2018 tax certificate sale (BidBaltimore)
- 6,179 were purchased by a single investor
- ~3,000 tax lien foreclosures in Baltimore City Court each year
- Community Law Center founded the Tax Sale Workgroup
 - Evolved from the Public Nuisance Project
 - Year-long data gathering process



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DATA GATHERING CHALLENGES

EXAMPLES OF DATA SOURCES:

- SDAT
- SDAT BUSINESS ENTITY
- LAND RECORDS
- MARYLAND CASE SEARCH
- BID BALTIMORE
- DEPT OF HOUSING
- OPEN BALTIMORE- DATA PORTAL
- DEPARTMENT OF PUBLIC WORKS
- CITY PROPERTY TAX RECORDS

Data Gathering

Property Events

- Ownership/Sales
- Tax Cert. Sales
- Foreclosures
- Vacancies
- Citations
- Violations
- Permits
- Tax Credits
- Receiverships

*Parcel data

*Boundaries

Data Provision

Collect & Clean Data

Data Integration

Data Filtering

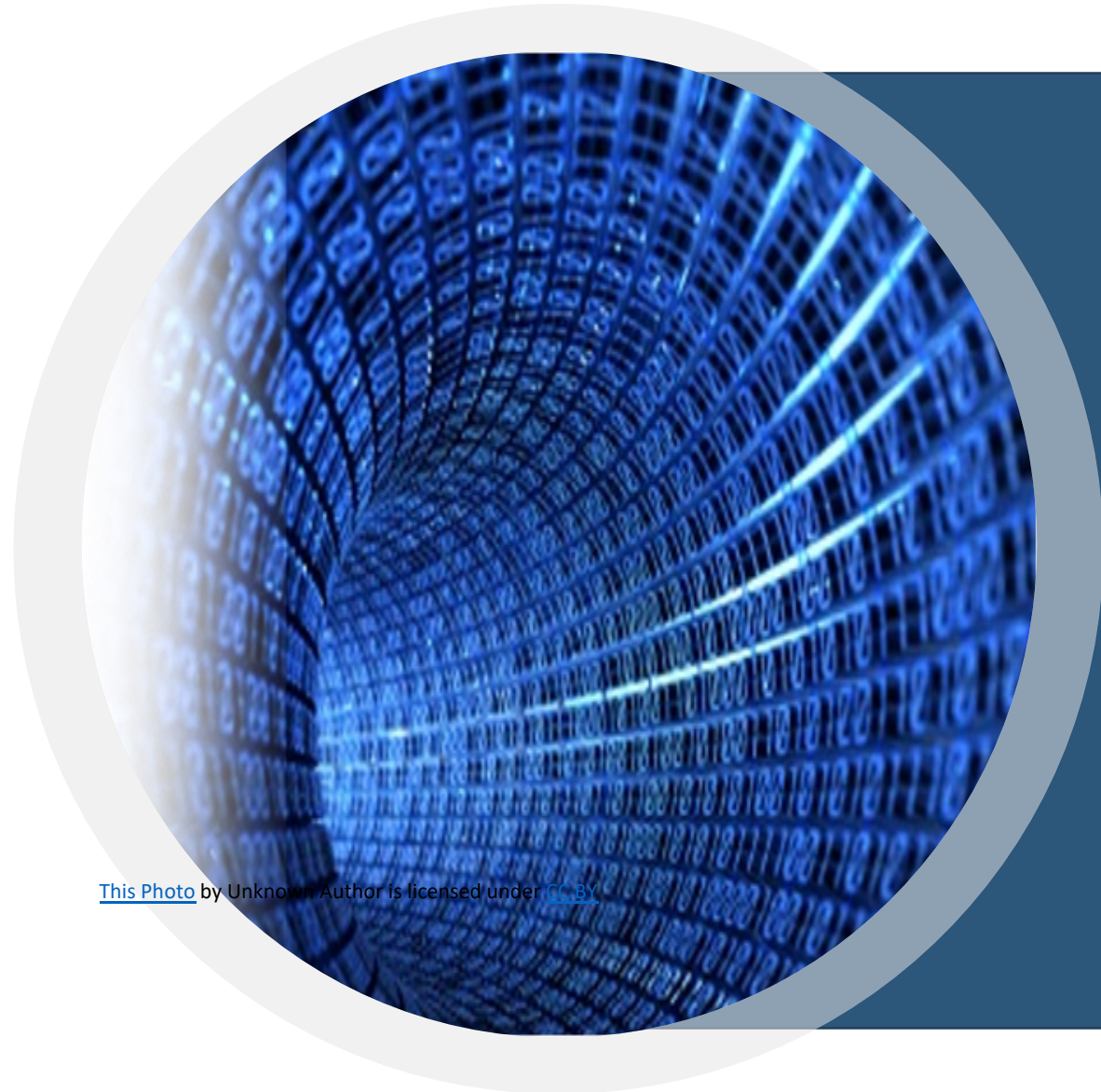
User Defined Data

Data Analysis

Report
Writing/Policy

DATA GATHERING & INTEGRATION CHALLENGES

- Integration of datasets
- Data scraping
- Lacking a primary or common field
- Address files not standardized
- Misspelled addresses
- Sensitive Data*
- Unavailable Data or no relationship with data provider*



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LESSONS LEARNED



TOPIC 01

1. Automate as much as possible- downloading and cleaning process
2. Automate updating process



TOPIC 02

1. Work in close collaboration with community partners
2. Discuss the work broadly to gain support around the issues

Baltimore City Open Land Data (BOLD): <https://bniajfi.org/bold/>

Baltimore City Open Land Data

Welcome

The Baltimore City Open Land Data (BOLD) web application is an interactive, parcel-based data information retrieval system.

Who is BOLD for?

BOLD enables all users from to search and select property-related data for a single property or multiple properties, based on a variety of attributes.

Where does the data come from?

Data for BOLD has been gathered from multiple sources including the Baltimore Neighborhood Indicators Alliance, Baltimore City Department of Housing, and Open Baltimore (coming soon!). For a full list of data sets, please visit the [codebook](#). BOLD was developed by BNIA with design continual input and feedback from the Community Law Center and members of the Tax Sale Workgroup. Funding for this project was provided by the Abell Foundation.

Please Note :
Searching **Property Events** and **Property Information** should take no longer than 10 seconds and yield no more than 500 records per request

OK

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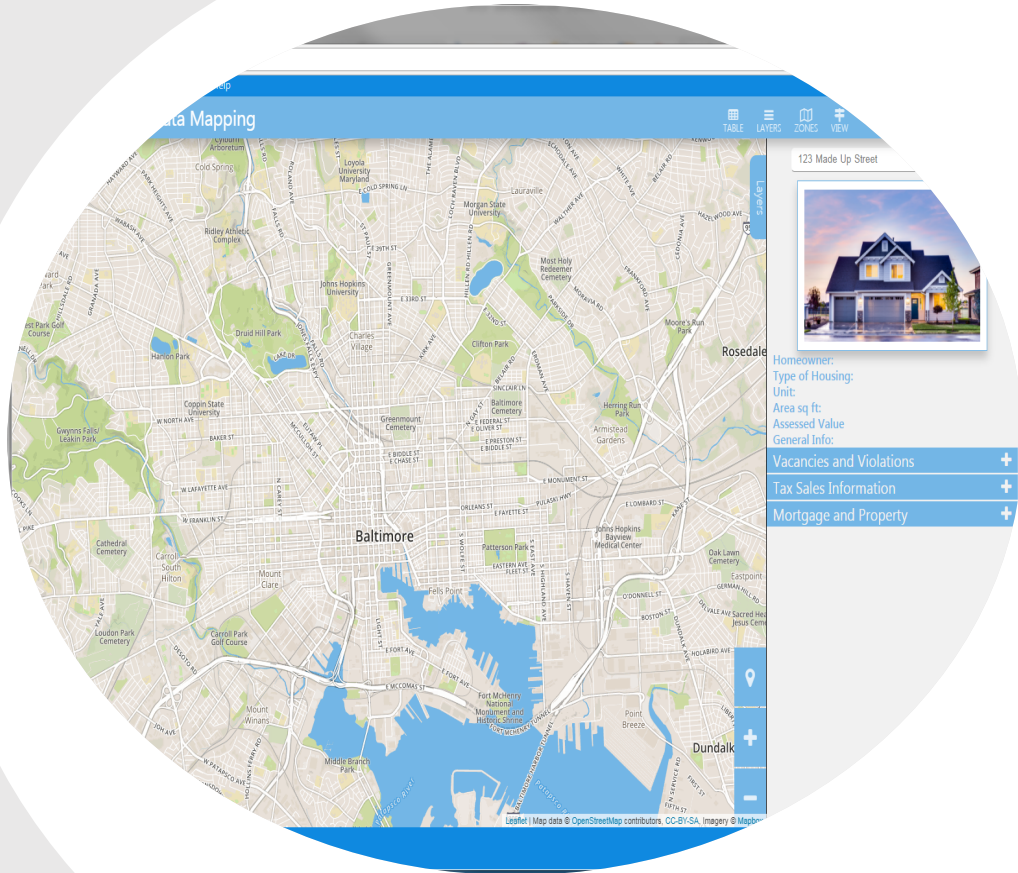
THREE WAYS TO SEARCH PROPERTY INFORMATION

Ways to use BOLD:

1. Property Look-up: detailed information on a single property
2. Property Search: search specific information that might be common to multiple properties such as owner name, owner address, last sold date
3. Property Events: Search for all properties with citations, violations, VBNs, Permits, Tax Sales, Foreclosures, Tax Credits or Vacants 2 Values properties (returns 500 results)

Map

Map



THANK YOU



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